

**SMALL BUSINESS COMMISSION  
MEETING MINUTES**

Monday, December 12, 2022

4:30 P.M.

City Hall, Room 400

1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

**SMALL BUSINESS COMMISSIONERS**

Sharky Laguana, President;

Miriam Zouzounis, Vice-President;

Tiffany Carter, Lawanda Dickerson; Rachel Herbert; Cynthia Huie; William Ortiz-Cartagena;

**1. Call to order and roll call**

Meeting called to order at 4:37pm.

Present: Huie, Laguana, Ortiz-Cartagena, Zouzounis

Absent: Carter, Dickerson, Herbert

**2. Approval of Legacy Business Registry Applications and Resolutions (Discussion and Action Item)**

The Commission discussed the following Legacy Business Registry applications: The Artisans of San Francisco, Canton Bazaar, Chinatown Kite Shop Life, Mary Elizabeth Inn, Peking Restaurant  
Richard Kurylo, Legacy Business Program Manager, Office of Small Business presented the applications.

Public Comment:

Richard Kurylo – read statement on behalf of Peking Restaurant

Lily Lo – in support of Canton Bazaar

Albert Chang – Kite Shop owner. Appreciative of the nomination.

Dion Roberts – Executive Director of Mary Elizabeth Inn. The inn has helped thousands of women since 1914.

Rika Futamura – owner of Life. Known for their hand made fragrances.

Dan Ohaira and Ashley Laird, the Artisans of San Francisco

Commissioner Comment:

Zouzounis – Congratulations

Huie – Visited Chinatown and these stores as a kid, many good memories

Laguana – Congratulations

Motion to approve resolution: Laguana

2<sup>nd</sup>: Zouzounis

Aye: Huie, Laguana, Ortiz-Cartagena, Zouzounis

**3. BOS File No. 220340 Planning Code - Planning Code - Neighborhood Commercial and Mixed Use Zoning Districts (Discussion and Action Item)**

Aaron Starr, Principal Planner, Legislative Affairs, San Francisco Planning Department and Madison Tam, Legislative Aide to Supervisor Dorsey presented. Ms. Tam explained the context for this proposal, noting that in addition to simplifying zoning tables and code language, it extends major components of Proposition H (which was passed by voters in 2020) to Eastern Neighborhoods Zoning Districts. These components include removing the 311 notification (neighborhood notification) requirement for

principally permitted uses in Eastern, Western, and Central SoMa Area Plan, and making changes of use in the Eastern SoMa Area Plan eligible for the 30-day permit process. As a result of Proposition H, these streamlining measures are currently in place in Neighborhood Commercial Districts, but have not yet been extended to the Eastern Neighborhoods Zoning Districts.

Ms. Tam reviewed the community outreach that Supervisor Dorsey conducted to engage community groups including, but not limited to, SOMA Pilipinas, the Leather and LGBTQ Cultural District, SOMA Youth and Families, and members of the nighttime and entertainment industry. Mr. Starr reviewed the history of the code reorganization project which has been underway since 2014, emphasizing the need for standardized zoning tables and terms to ensure the City's Planning Code is readable and understandable.

#### Commissioner Comment:

Ortiz-Cartagena – Did the Planning Commission have any concerns?

Zouzounis – It's good to hear about upgrades to SOMA. There are lots of automotive uses already in SOMA – what changes would this make? Aaron Starr: no changes to existing automotive uses. Only new ones. Laguana: So change in ownership wouldn't impact current businesses? No.

Huie – What's large scale urban agriculture? Aaron Starr – community gardens, over 1 acre. Does not include cannabis.

Huie – Who decides the vision for the neighborhood and the future planning given these changes?

Aaron Starr – These changes allow some nighttime entertainment industry growth. Overall, code reorganization doesn't change the neighborhood, it just cleans up the planning code.

Zouzounis – Does this change alcohol regulations? Aaron Starr – Prop H allows outdoor areas by right but no alcohol outside or after 10pm. That doesn't include parklets. Outdoor activities in rear yard are now principally permitted.

Laguana – Are we being judicious in lumping all automotive uses together? Given changing nature of transportation, don't we expect more shared vehicle services? Aaron Starr – as of now they are clumped into one use.

Motion to recommend the legislation: Laguana

2<sup>nd</sup>: Zouzounis

Aye: Huie, Laguana, Ortiz-Cartagena, Zouzounis

#### **4. Introduction to Planning (Discussion Item)**

Bridget Hicks, Senior Planner, San Francisco Planning Department gave an overview of the City's Planning Department, important pieces of Planning Code, Zoning Maps, the City's Property Information Map tool, etc. She explained that the General Plan is the guiding document used by the Dept.

#### Commissioner Comments:

Laguana – Do we need to reconsider small businesses being banned from residential zones? Bridget noted that there are a few ways small businesses can be in a residential area – cottage food as an example. There are also special use districts established to respond to particular neighborhood concerns or desires.

Laguana – Formula Retail rules seem to sometimes hurt small homegrown businesses that are expanding. The 11 locations bans them from certain areas, but not high grossing businesses that happen to only have a couple of flagship locations. How can we support local businesses better? Could we base the formula retail on how many employees they have? Hicks noted that planning regulations need to address the visual and built environment of a business. The focus is on the land use type, not the specific

operator or owner. Currently we don't use retail store size, but could consider. Laguana agreed that a smaller footprint is key.

Ortiz-Cartagena – thanks so much for the property information map – it's a great tool.

Zouzounis – Is there a way we can revisit CB3P process to include corner stores? Because of their regulatory type, they aren't allowed to utilize it.

Huie – Do temporary pop ups require permits? Yes- Temporary Use Authorization

Ortiz-Cartagena – Is there a way to have multiple uses? Yes- flex retail

Huie – there is a general sentiment that the city wants to say no to creative business types before they even consider the ideas. Needs to change.

Public Comment:

Christin Evans, CDMA – what happens when a business opens in a space that it isn't permitted for?

What's the punishment? Hicks – Planning is complaint driven, and we aim for compliance. Need to demonstrate effort to come into compliance.

Richard Kurylo, speaking as resident – San Diego has a great public input process call Community Planning Groups. It's a formal mechanism for community process.

#### **5. Approval of Draft Meeting Minutes (Discussion and Action Item)**

Motion to approve 11.14 meeting minutes: Laguana

2<sup>nd</sup>: Huie

Aye: Huie, Laguana, Ortiz-Cartagena, Zouzounis

#### **6. Resolution Making Findings To Allow Teleconferenced Meetings Under California Government Code Section 54953(E) (Discussion and Action Item)**

Motion to pass resolution: Laguana

2<sup>nd</sup>: Huie

Aye: Huie, Laguana, Ortiz-Cartagena, Zouzounis

#### **7. General Public Comment (Discussion Item)**

No members of the public requested to speak

#### **8. Director's Report (Discussion Item)**

Director Tang gave an update about the rollout of the Graffiti Abatement Pilot Program, the changes to 3<sup>rd</sup> party delivery apps that means restaurants need to renegotiate contracts.

Public Comment:

Christin Evans, CDMA – graffiti abatement program should include cleanup of graffiti on parklets

#### **9. Commissioner Discussion and New Business (Discussion Item)**

Commissioner Comments:

Zouzounis – City needs a fee ombudsperson to look into cigarette litter abatement fee. TTX Fee Justice project is interesting. Director Tang noted that any changes to cigarette litter abatement fee would require a legislative sponsor.

Huie – attended Commissioner Dickerson's U3Fit Gala. Recently had an art walk in Bayview.

Ortiz-Cartagena – hosting more activations at 16<sup>th</sup> and 24<sup>th</sup> street BART plaza – family friendly. Friday 16<sup>th</sup> from 5-9pm.

## **10. Adjournment**

Meeting adjourned at 7:17pm